

CHICAGO PLAN COMMISSION  
JAMES R. THOMPSON CENTER  
100 WEST RANDOLPH STREET  
CONCOURSE LEVEL - AUDITORIUM  
Chicago, Illinois 60602  
JULY 21, 2011  
**\*1:30 P.M.\***  
MINUTES

PRESENT

Linda Searl  
Terry Peterson  
George Migala  
Gracia Shiffrin  
Andrew Mooney  
Patricia Scudiero  
Nancy Pacher  
Kevin Slaughter  
David Weinstein  
Doris Holleb  
Alderman Margaret Laurino  
Alderman Walter Burnett  
Alderman Thomas Tunney

ABSENT

Gabe Klein  
John Nelson  
Smita Shah  
Alderman Ray Suarez  
Alderman Edward Burke  
Alderman Daniel S. Solis

- I. The Chairman called the meeting to order at 1:35 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on July 21, 2011.
- III. The Minutes of the June 16, 2011 Hearing were approved unanimously.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY  
PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 3 WERE  
APPROVED BY A 10-0 OMNIBUS VOTE.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the

properties located at 5302 South Winchester and 5758 South Ada Street. (16<sup>th</sup> Wards)(11-072-21)

### Negotiated Sale

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1535 west 63<sup>rd</sup> Street/6308-10 South Justine Avenue. (16<sup>th</sup> Ward) (11-075-21)

### Tax Increment Finance Redevelopment Plan

3. A resolution recommending a proposed ordinance for The Central West Tax Increment Financing Redevelopment Project Area. for the property bounded by West Warren boulevard, North Ogden Avenue, the alley south of West Warren Boulevard and Ashland Avenue. ( 27<sup>th</sup> Ward) (11-074-21)

### D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Residential Business Planned Development submitted by CD-EB/EP Retail JV, LLC, for the property generally located at 815-23 West Madison Street, 2-40 South Halsted Street, 800-22 West Monroe Street and 1-39 South Green Street. The Applicant proposes to construct a mixed-use development consisting of 98,419 square feet of retail space, a 224-room hotel and parking for 424 vehicles. The maximum height within this Planned Development will be 250 feet. The Applicant proposes to rezone the property from DS-3 (Downtown Service Use District) and DX-7 (Downtown Mixed Use District) to DX-5 (Downtown Mixed Use District) prior to establishing the Residential Business Planned Development. (27th Ward) **Approved 11-0, Yeas – Commissioners Holleb, Laurino, Migala, Mooney, Peterson, Scudiero, Shiffrin, Slaughter, Tunney, Weinstein, and Searl.**
2. A proposed Business Planned Development application submitted by Target Corporation for the property generally located at 1200 - 1232 North Larrabee Street and 600 - 646 West Division Street. The applicant proposes to construct a three-story commercial building with approximately 312 parking spaces on an approximately 3.61-acre site. The applicant proposes to rezone the property from Residential Planned Development No. 5 to C3-3 Commercial, Manufacturing and Employment District prior to establishing the Business Planned Development. (27th Ward) **Approved 11-0-2 with Commissioners Burnett and Peterson recusing themselves. Yeas – Commissioners Holleb, Migala, Laurino, Mooney, Pacher, Scudiero, Shiffrin, Slaughter, Tunney, Weinstein, and Searl.**

3. A proposed technical amendment to Residential Planned Development No. 5 at the property generally located at 518 - 540 West Division Street; 646 - 740 West Division Street, 537 - 569 West Scott Street, 1213 - 1231 North Larrabee Street, 1234 - 1348 North Larrabee Street, and 1400 - 1448 North Clybourn Avenue submitted by the Chicago Housing Authority. The applicant proposes to remove an approximately 3.61-acre parcel, located at the northwest corner of West Division Street and North Larrabee Street, from the current planned development and to add Temporary Commercial Garden to the list of permitted uses. (27th Ward) **Approved 11-0-2 with Commissioners Burnett and Peterson recusing themselves. Yeas – Commissioners Holleb, Migala, Laurino, Mooney, Pacher, Scudiero, Shiffrin, Slaughter, Tunney, Weinstein, and Searl.**
  
4. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 603 submitted by the 1600 East 53<sup>rd</sup> Street, LLC, located at 1600-20 East 53<sup>rd</sup> Street and 5240-58 South Cornell Avenue. The applicant proposes to construct a non-accessory residential parking lot with 79 parking spaces in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (4th Ward) **Approved 12-0, Yeas - Commissioners Burnett, Holleb, Laurino, Migala, Mooney, Pacher, Scudiero, Shiffrin, Slaughter, Tunney, Weinstein, and Searl.**

Adjournment: 3:40 PM

F. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Residential Planned Development No. 850 for the property generally located at 6700 - 6800 South Keating Avenue and 4719 - 4751 West Marquette Road submitted by Senior Suites Chicago Midway Village, LLC. The applicant proposes to amend the planned development to increase the maximum permitted number of residential units from 198 to 239 in order to construct a five-story senior residential building with 89 dwelling units and 56 parking spaces. (13th Ward) **Deferral Approved by omnibus vote.**